

CONSENT TO ASSIGNMENT

King County, a municipal corporation, as Lessor presently has six leases with Arthur J. Bell of Seattle, Washington of real property situated on King County Airport (Boeing Field).

King County does hereby consent to the assignment of said leases by Arthur J. Bell to Bell Air Service, Inc., a Washington corporation, said leases identified by the first page of each of said leases which are attached hereto and made a part hereof.

DATED this       day of       , 1978.

KING COUNTY

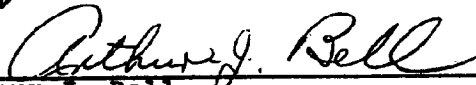
By \_\_\_\_\_

ASSIGNMENT OF LEASES

Arthur J. Bell presently holds six leases wherein King County, a municipal corporation, is Lessor and Arthur J. Bell of Seattle, Washington is Lessee.

Arthur J. Bell does hereby assign all of said leases to Bell Air Service, Inc., a Washington corporation, which said leases are identified by the first page of each lease which is attached hereto and made a part hereof.


DATED this 3<sup>rd</sup> day of February, 1978.

  
\_\_\_\_\_  
Arthur J. Bell

STATE OF WASHINGTON) )  
COUNTY OF KING ) ss.

On this 3<sup>rd</sup> day of February, 1978, before me personally appeared ARTHUR J. BELL, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3<sup>rd</sup> day of February 1978.

  
\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Seattle.

BELL AIR SERVICE, INC.

CORPORATE MINUTES:

1. Acceptance of Lease Assignments.
2. Certification of Stock Ownership.

At a special meeting of the stockholders, directors and officers of Bell Air Service, Inc. held at Seattle, Washington on the 30 day of January, 1978, the following resolution was unanimously approved:

RESOLUTION

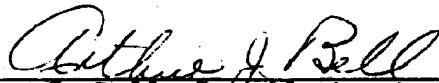
Bell Air Service, Inc. does hereby accept the assignment of all leases presently held by Arthur J. Bell at King County Airport (Boeing Field); and Bell Air Service, Inc. does hereby assume all of the duties and obligations set forth in said leases and amendments thereto, which said leases are identified by copies of the first page of each of said leases which are attached to these corporate minutes.

CERTIFICATION

The undersigned, Arthur J. Bell and Janis Landon, President and Secretary respectively of Bell Air Service, Inc., do hereby certify as follows:

1. This document is a true and accurate copy of original corporate minutes appearing in the corporate minute book of Bell Air Service, Inc.
2. Arthur J. Bell owns all of the shares of stock in Bell Air Service, Inc. and is the sole stockholder of said corporation.

DATED this 3<sup>rd</sup> day of February, 1978.

  
\_\_\_\_\_  
Arthur J. Bell, President  
BELL AIR SERVICE, INC.

  
\_\_\_\_\_  
Janis Landon, Secretary  
BELL AIR SERVICE, INC.

## LEASE

THIS LEASE, made and executed in triplicate this 7<sup>th</sup> day of October, 1957, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume       , Page        of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as Lessor, and ARTHUR J. BELL of Seattle, Washington, as Lessee,

### WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

TRACT "A"

"A tract of land on the East side of King County Airport (Boeing Field) in the Northwest Quarter of Section 28, Township 24 North, Range 4 East, Willamette Meridian, described as follows: BEGINNING at the Southeast corner of the Northwest Quarter of Section 28; thence North 88°25'45" West 679. feet; thence North 38°51'23" West 657. feet; thence North 51°08'37" East 15. feet to a TRUE POINT OF BEGINNING; thence continuing on the same bearing 90. feet; thence North 38°51'23" West 100. feet; thence South 51°08'23" West 90. feet; thence South 38°51'23" East 100. feet to the TRUE POINT OF BEGINNING. An area containing approximately 9,000 square feet."

with appurtenances, for a term of twenty-nine (29) years and one (1) month, beginning on the first (1st) day of October, 1957, and ending on the thirty-first (31st) day of October, 1986.

2. The rental to be paid for said premises shall be the sum of \$360.00 per annum, and shall be paid in the following manner, to-wit: The sum of \$90.00 upon execution hereof, the receipt of which is hereby acknowledged, and \$30.00 on the first day of each and every month thereafter to and including the first day of August, 1986. From the \$90.00 paid upon the execution hereof, the sum of \$30.00 shall apply in payment of the rent of the first month of the term hereof and the balance of \$60.00 shall be applied, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, as rent for the last two months of the term hereof.

3. Lessee agrees that at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the Lessee or by the method of arbitration as provided in Chapter 41 of the Laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

4. If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon thirty (30) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the Lessee's equity in any and all improvements placed on the property by the Lessee shall then become the property of the Lessor.

5. The Lessee agrees to construct a building upon the property above described in accordance with plans and specifications attached hereto which are hereby approved, within a period of three (3) years from the date of beginning of this lease; the buildings so erected to be maintained by the Lessee in good condition and appearance. The Lessee also agrees that at the termination of this lease the said building shall be removed from the property at the expense of the Lessee or revert to King County, at the option of the Board of King County Commissioners.

①

L E A S E

THIS LEASE, made and executed in triplicate this 2<sup>nd</sup> day of July, 1956, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume        Page        of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as Lessor, and ARTHUR J. BELL of Seattle, Washington, as Lessee,

WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

TRACT "B"  
A tract of land on the east side of King County Airport (Boeing Field) in the Northwest Quarter of Section 28, Township 24 North, Range 4 East, Willamette Meridian, described as follows: Beginning at the Southeast corner of the Northwest Quarter of Section 28, thence North 88°25'45" West 679 feet; thence North 38°61'23" West 882 feet; thence North 51°08'37" East 15 feet to the TRUE POINT OF BEGINNING; thence North 51°08'37" East 90 feet; thence South 38°51'23" East 125 feet; thence South 51°08'37" West 90 feet; thence North 38°51'28" West 125 feet to the TRUE POINT OF BEGINNING; this tract containing an area of 11,250 square feet, more or less."

with appurtenances, for a term of thirty-one (31) years and four (4) months, beginning on the first (1st) day of July, 1956 and ending on the thirty-first (31st) day of October, 1986.

2. The rental to be paid for said premises shall be the sum of \$450.00 per annum, and shall be paid in the following manner, to-wit: The sum of \$112.50 upon execution hereof, the receipt of which is hereby acknowledged, and \$37.50 on the first day of each and every month thereafter to and including the first day of August, 1986. From the \$112.50 paid upon the execution hereof, the sum of \$37.50 shall apply in payment of the rent of the first month of the term hereof and the balance of \$75.00 shall, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, be applied as rent for the last two months of the term hereof.

3. It is further agreed that at the expiration of the first five-year period of the term of this lease and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the Lessee, or by the method of arbitration as provided in Chapter 41 of the laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

4. If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon thirty (30) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the Lessee's equity in any and all improvements placed on the property by the Lessee shall then become the property of the Lessor.

5. This lease shall not be assigned or subleased unless such assignment or sublease shall first be authorized by resolution of said Board of County Commissioners and the consent in writing of at least a majority of the members of said Board of County Commissioners be endorsed upon this lease.

LEASE

See amendment  
attached

Airport Way

THIS LEASE, made and executed in triplicate this 29 day of October, 1951, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume         , Page          of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as lessor, and ARTHUR J. BELL, of Seattle, Washington, as lessee.

WITNESSETH:

1. That the lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the lessee, and the said lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

TRACT "C"

"Beginning at the N. E. Corner of the S. W. Quarter (1/4) of Section 28, Twp. 24 N. R4E W. M. thence N. 88°25'45" W. along said Section 28 a distance of six hundred seventy-nine (679) feet, thence N. 38°46'18" W. a distance of eight hundred eighty-two (882) feet, thence right 90° a distance of fifteen (15) feet to a true point of beginning; thence continuing on same line a distance of ninety (90) feet, thence left 90° a distance of one hundred sixty-five (165) feet, thence left 90° a distance of ninety (90) feet, thence left 90° a distance of one hundred sixty-five (165) feet to the true point of beginning. An area of approximately 14,850 square feet."

24.75  
15.00  
39.75

with appurtenances, for a term of thirty-five (35) years, beginning on the first day of November, 1951, and ending on the thirty-first day of October, 1986.

2. The rental to be paid for said premises shall be the sum of \$297.00 per annum, and shall be paid in the following manner, to-wit: \$74.25 upon execution hereof, the receipt of which is hereby acknowledged, and \$24.75 on the first day of each and every month thereafter to and including the first day of August, 1986. From the \$74.25 paid upon the execution hereof, the sum of \$24.75 shall apply in payment of the rent of the first month of the term hereof and the balance of \$49.50 shall, in the event the lessee shall perform all of the covenants herein to be performed by the lessee, be applied as rent for the last two months of the term hereof.

3. It is further agreed that an additional rental in the amount of \$15.00 per month, payable in advance on the first day of each and every month, shall be paid to the lessor by the lessee for each and every month the present county-owned building remains upon the leased premises.

4. That at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the lessee or by the method of arbitration as provided in Chapter 41 of the Laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

5. If at any time during the term of this lease the lessee shall fail to pay the rentals herein stipulated, then the lessor, by and through its Board of County Commissioners, upon thirty (30) days' written notice to the lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the lessee's equity in any and all improvements placed on the property by the lessee shall then become the property of the lessor.

BELL LEASE LOT No. 5

*See amendment  
attached*

THIS LEASE, made and executed in triplicate this 31<sup>st</sup> day of January, 1955, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume         , Page         , of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as Lessor, and ARTHUR J. BELL, as Lessee,

WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

"Beginning at the NE corner of the SW quarter (4) of Section 28, Twp. 24 N, R 4 E, W.M., thence N. 88°25'45" W. along said Section 28 a distance of six hundred seventy-nine (679) feet, thence N. 38°46'18" W. a distance of nine hundred twenty (920) feet, thence in a westerly direction fifteen (15) feet to a true point of beginning, thence continuing westerly one hundred eighty (180) feet to a point on the west building boundary line, thence northerly fifty (50) feet, thence easterly one hundred eighty (180) feet to the east building boundary line, thence in a southerly direction along the east building boundary line a distance of fifty (50) feet to the true point of beginning, approximately 9,000 square feet,"

with appurtenances, for a term of thirty-five (35) years, beginning on the first (1st) day of February, 1955, and ending on the thirty-first (31st) day of January, 1990.

2. The rental to be paid for said premises shall be the sum of \$450.00 per annum, and shall be paid in the following manner, to-wit: \$112.50 upon the execution hereof, the receipt of which is hereby acknowledged, and \$37.50 on the first (1st) day of each and every month thereafter to and including the first day of November, 1989. From the \$112.50 paid upon the execution hereof, the sum of \$37.50 shall apply in payment of the rent of the first month of the term hereof and the balance of \$75.00 shall, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, be applied on rent for the last two months of the term hereof. It is further understood that in the event that King County hard surfaces the area adjacent to the premises and used as ingress and egress, the Lessee will allow the annual rental for this plot to be increased to \$480.00 per annum, payable at the rate of \$40.00 per month in advance on the first day of each and every month according to the terms of this lease.

3. That at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the Lessee or by the method of arbitration as provided in Chapter 41 of the Laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

4. If, at any time during the term of this lease, Lessee shall fail to pay the rental provided for herein or the rentals which shall be subsequently fixed under and pursuant to the terms and conditions of this lease, then the Lessor through its Board of County Commissioners may give written notice to Lessee to pay said rentals as aforesaid within thirty (30) days after receipt by Lessee of said notice; and if such default is not

*Handwritten:*  
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1-70

LEASE

*See amendment  
attached*

THIS LEASE, made and executed in triplicate this 18 day of December, 1951, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume 50, Page of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as Lessor, and ARTHUR J. BELL, of Seattle, Washington, as Lessee.

WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

"Beginning at the N. E. corner of the S. W. quarter (4) of Section 28, Twp. 24 N. R. 4 E., W. M., thence N. 88°25'45" W. a distance of six hundred seventy-nine (679) feet, thence N. 38°51'23" W. a distance of one thousand forty-five (1,045) feet, thence S. 51°08'37" W. a distance of fifteen (15) feet to a point on the east building boundary line, the true point of beginning, thence continuing on the same bearing a distance of one hundred eighty (180) feet, thence N. 38°51'23" W. a distance of thirty-two (32) feet, thence N. 51°08'37" E. a distance of one hundred eighty (180) feet, thence S. 38°51'23" E. a distance of thirty-two (32) feet to the true point of beginning. An approximate area of 5,760 square feet."

with appurtenances, for a term of thirty-five (35) years, beginning on the first day of December, 1951, and ending on the thirtieth day of November, 1986.

2. The rental to be paid for said premises shall be the sum of \$115.20 per annum, and shall be paid in the following manner, to-wit: The sum of \$28.80 upon the execution hereof, the receipt of which is hereby acknowledged, and \$9.60 on the first day of each and every month thereafter to and including the first day of September, 1986. From the \$28.80 paid upon execution hereof, the sum of \$9.60 shall apply in payment of the rent of the first month of the term hereof and the balance of \$19.20 shall, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, be applied as rent for the last two months of the term hereof. It is further understood that in the event that King County Airport hard surfaces the area adjacent to the premises and used as ingress and egress, the Lessee will allow the annual rental for the plot to be increased to \$345.60 per annum, and shall be paid monthly in advance on the first day of each and every month according to the terms of the lease at the rate of \$28.80 per month.

3. That at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessor for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the Lessee or by the method of arbitration as provided in Chapter 41 of the Laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

4. If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon sixty (60) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the Lessee's equity in any and all improvements placed on the property by the Lessee shall then become the property of the Lessor.

5. The Lessee agrees to construct a building upon the property above described in accordance with plans and specifications attached hereto which are hereby approved, within a period of three (3) years from the date of beginning of this lease, the buildings so erected to be maintained by the Lessee in good condition and appearance. The Lessee also agrees that at the termination of the period of this lease it will remove said building from said tract, should the Lessor so request.

C. E. 5-7-8-76

SMALL PLANE LOT No. 6



LEASE

THIS LEASE, made and executed in triplicate this 6<sup>th</sup> day of July, 1965, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Records of King County Commissioners, by and between KING COUNTY, a legal subdivision of the State of Washington, as LESSOR, and BELL AIR SERVICE, as LESSEE.

WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

Lot 5A

Beginning at the N.E. corner of the S.W. quarter (1/4) of Section 28, Township 24 North, Range 4 East, W.M.; thence N. 88°25'45" W. a distance of six hundred seventy-nine (679) feet; thence N. 38°51'23" W. a distance of nine hundred and twenty (920) feet; thence S. 51°08'37" W. a distance of one hundred ninety-five (195) feet to the True Point of Beginning; thence continuing on the same bearing a distance of fifty-five and sixty hundredths (55.60) feet; thence N. 38°51'23" W. a distance of fifty (50) feet; thence N. 51°08'37" E. a distance of fifty-five and sixty hundredths (55.60) feet; thence S. 38°51'23" E. a distance of fifty (50) feet to the True Point of Beginning; said parcel containing 2780 square feet more or less.

Lot 6A

Beginning at the N.E. corner of the S.W. quarter (1/4) of Section 28 Township 24 North, Range 4 East, W.M.; thence N. 88°25'45" W. a distance of six hundred seventy-nine (679) feet; thence N. 38°51'23" W. a distance of one thousand forty-five (1045) feet; thence S. 51°08'37" W. a distance of one hundred ninety-five (195) feet to the True Point of Beginning; thence continuing on the same bearing a distance of fifty-five and sixty hundredths (55.60) feet; thence N. 38°51'23" W. a distance of thirty-two (32) feet; thence N. 51°08'37" E. a distance of fifty-five and sixty hundredths (55.60) feet; thence S. 38°51'23" E. a distance of thirty-two (32) feet to the True Point of Beginning; said parcel containing 1779 square feet more or less.

with appurtenances, for a term of twenty-one (21) years and five (5) months, beginning on the first day of July, 1965, and ending on the thirtieth (30th) day of November, 1986.

2. The rental to be paid for said premises shall be the sum of \$ 273.54 per annum, and shall be paid in the following manner, to-wit: The sum of \$ 60.40 upon the execution hereof, the receipt of which is hereby acknowledged, and \$ 22.00 on the first day of each and every month thereafter to and including the

L.E.H. D.